

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

514/16 WOORAYL STREET CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,657,500

Property type

Other

Suburb

Carnegie

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

317/16 WOORAYL STREET CARNEGIE VIC 3163	\$435,000	25-Jul-22
406/16 WOORAYL STREET CARNEGIE VIC 3163	\$430,000	22-Dec-22
504/16 WOORAYL STREET CARNEGIE VIC 3163	\$443,800	27-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 April 2023



317/16 WOORAYL STREET CARNEGIE VIC 3163

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Sold Price **\$435,000** Sold Date **25-Jul-22**

Distance **0km**



406/16 WOORAYL STREET CARNEGIE VIC 3163

1 1 1

Sold Price **\$430,000** Sold Date **22-Dec-22**

Distance **0km**



504/16 WOORAYL STREET CARNEGIE VIC 3163

1 1 1

Sold Price **\$443,800** Sold Date **27-Oct-21**

Distance **0km**



612/16 WOORAYL STREET CARNEGIE VIC 3163

1 1 1

Sold Price **\$430,000** Sold Date **16-May-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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